

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: I-80 Business Park Addition
Final Plat No. 02005

DATE: September 20, 2002

PROPOSAL: A final plat consisting of 14 lots.

LAND AREA: 14.68 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

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|------------------------|
| RECOMMENDATION: |
|------------------------|

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| Approval |
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 40, 41, 64, 71 and 78 Irregular Tracts all located in the southeast quarter of Section 20 T10N, R6E of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

LOCATION: Generally located at NW 27th and West O Street.

APPLICANT: Robert Hampton
Hampton L.L.C.
6101 Village Drive, Suite 101
Lincoln, NE 68516
(402) 434-5650

OWNER: Same

CONTACT: Robert Dean
Engineering Design Consultants
North Cotner Boulevard
Lincoln, NE 68505
(402) 464-4011

EXISTING ZONING: H-3, Highway Commercial District.

EXISTING LAND USE: Commercial and Vacant.

SURROUNDING LAND USE AND ZONING:

| | | |
|--------|----------------------------|------------------------|
| North: | Agriculture | AG, Agricultural |
| South: | Commercial | H3, Highway Commercial |
| East: | Residential and Commercial | R2, Residential, H3 |
| West: | Commercial | H3 |

HISTORY: On **October 3, 2001**, Planning Commission approved Preliminary Plat #01008 for I-80 Business park 1st Addition.

On **December 17, 1997**, Planning Commission approved Preliminary Plat #97022 for I-80 Business Park Addition.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of a portion of the water mains and storm sewers. Agreement for Escrows of Security Funds have been accepted for the completion of street paving, sidewalks, a portion of the water mains, sanitary sewer, ornamental lighting, , street signs, permanent monuments and street trees.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and has been submitted to the owners for their signature.

Prepared by:

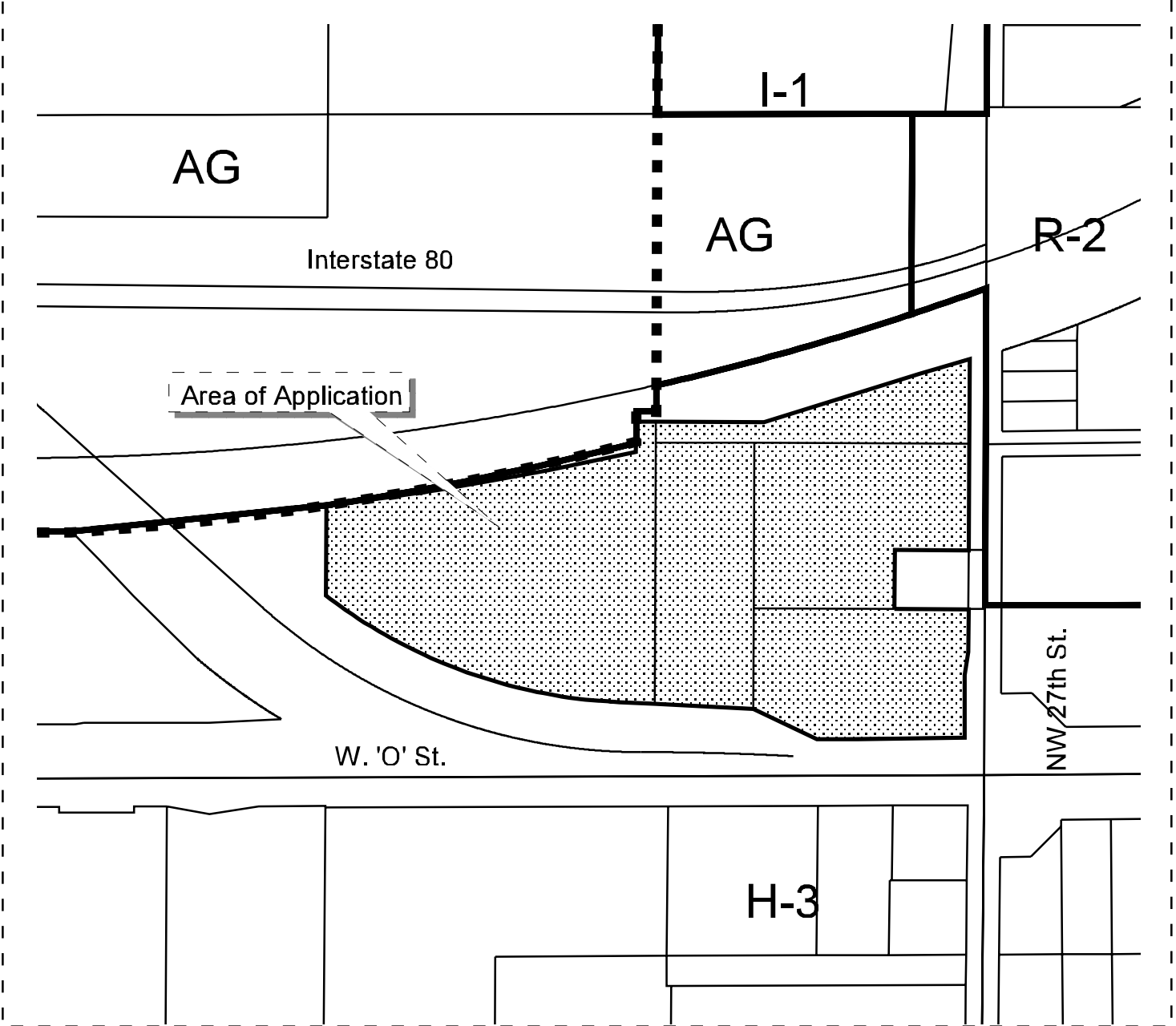
Planner

attachments: Information from the applicant.
Technical information.



Final Plat #02005
I-80 Business Park Add
W 'O' St & NW 27th St.

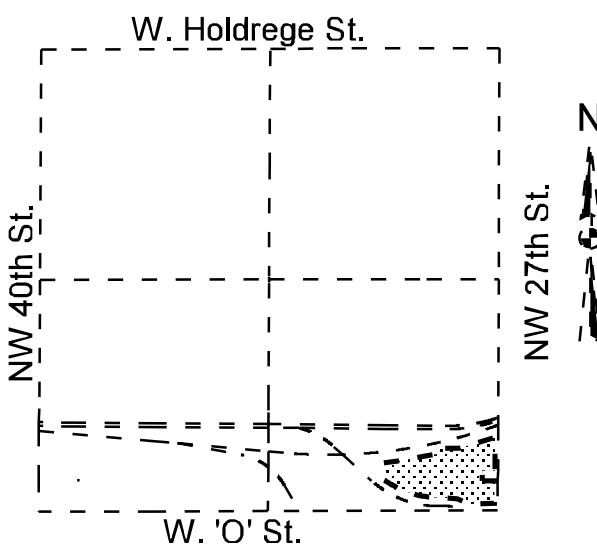
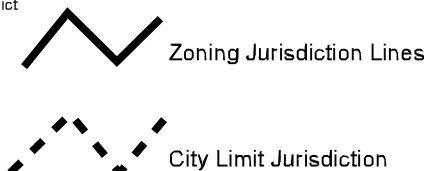




Final Plat #02005
I-80 Business Park Add
W 'O' St & NW 27th St.

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 20 T10N R6E





630 North Cotner Blvd., Suite 105
Lincoln, Nebraska 68505

August 7, 2002

Jason Reynolds
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: I-80 Business Park 1st Addition
Final Plat
EDC Job # 01-070

Dear Jason:

We are respectfully submitting the above referenced Final Plat for I-80 Business Park 1st Addition.

Enclosed are:

- 1 - Signed and completed Mylar (2 sheets) of the Final Plat
- 3 - Copies of the Final Plat
- 1 - Certificate of Ownership
- 1 - Completed Tax Status Form

The above items complete the requirements for this plat. We request to be put on the Planning Commission Agenda.

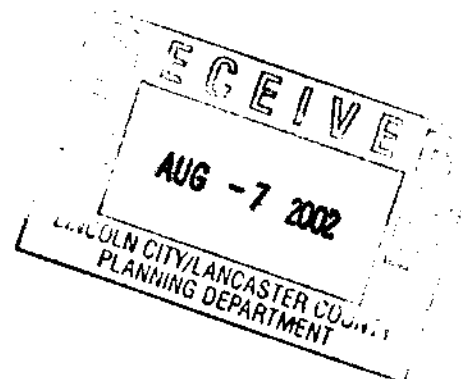
Sincerely,

A handwritten signature in black ink that reads "Paula Dicero". The signature is written in a cursive, flowing style.

Paula Dicero
CAD Manager

PD/ke

Enclosures



M e m o r a n d u m

FEB 21 2002

To: Becky Horner, Planning Department
From: Charles W. Baker, Public Works and Utilities *Bull*
Subject: I-80 Business Park Final Plat #02005
Date: February 20, 2002
cc: Roger Figard
Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for I-80 Business Park Addition located at Northwest 27th and West 'P' Streets. Public Works has the following comments:

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An \$8,700 bond should be required for the construction of the "private" storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. A \$116,700 bond should be required for the construction of the "private" street paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. A \$51,000 bond should be required for the construction of the water mains within this addition. An additional \$38,400 bond will be required for the installation of the 16" water main in Northwest 27th Street. An estimated \$15,400 subsidy will be available provided the project is bid by the city.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. A \$36,200 bond should be required for the construction of the "public" sanitary sewers within this addition. An additional \$30,000 will be required for the "private" sanitary sewers and lift station.
- Ornamental Lighting - A \$34,450 bond should be required for the installation of the "private" ornamental lighting for this addition as estimated by Lincoln Electric System.
- Sidewalks - A \$8,320 bond should be required for the construction of the sidewalks along Northwest 27th Street adjacent to this addition.

- Survey Markers - A \$1,400 bond should be required to guarantee the placement of the permanent survey markers within this addition.
- Street Signs - A \$345 bond should be required for the installation of the street signs for this addition.
- The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.
- Design Standards require that As-Built Plans for the required storm water detention facilities be provided to Public Works upon completion of the facilities.

INTER-DEPARTMENT COMMUNICATION

CITY OF LINCOLN PARKS & RECREATION DEPARTMENT

DATE: January 31, 2002

TO: Becky Horner

SECTION: Planning

FROM: Steve Nosal

SUBJECT: I-80 Business Park Addition Final Plat 02005

The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the I-80 Business Park Addition Administrative Final Plat #02005 is as follows according to the landscape plan dated 8/1/2001.

STREET TREES

| STREETS | QTY. | SIZE/TYPE | PRICE* | COST |
|-----------------------|------|--|--------|------------|
| N.W. 27th St. | 8 | 1"cal.B&B or cont. Gleditsia triacanthos, "Skyline Honeylocust" | 220.00 | 1760.00 |
| Micron Dr./W. 'O' St. | 19 | 1"cal.B&B or cont. Tilia cordata "Greenspire Linden" | 220.00 | 4180.00 |
| N.W. 28th St. | 15 | 1"cal.B&B or cont. Tilia cordata "Greenspire Linden" | 220.00 | 3300.00 |
| W. 'P' St./Circle | 21 | 1"cal.B&B or cont. Crataegus crusgallia, inermis "Thornless Cockspur Hawthorn" | 220.00 | 4620.00 |
| Bizpark Dr. | 12 | 1"cal.B&B or cont. Acer rubrum "Red Sunset Maple" | 220.00 | 2640.00 |
| TOTAL..... | | | | \$16500.00 |

LANDSCAPE SCREEN

| | | | | |
|------------|----|--|--------|-----------|
| Screen | 13 | 3 gallon cont. Cornus racemosa "Grey Dogwood" | 50.00 | 650.00 |
| Screen | 28 | 4'-5' B&B or cont. Picea pungens "Colorado Spruce" | 220.00 | 6160.00 |
| Screen | 15 | 3 gallon cont. Cornus sericea "Bailey Dogwood" | 50.00 | 750.00 |
| TOTAL..... | | | | \$7560.00 |

*Includes labor and materials for planting.

FEB - 1 2002

LINCOLN CITY/LANDSCAPE
PLANNING DEPARTMENT